



## **Press release**

Thursday 16 November 2006

**GSE exhibits at the SIMI  
Commercial Real Estate Trade Show  
Stand: Passy D 100  
29, 30 November and 1 December 2006  
Palais des Congrès – Paris**

### **The Warehouse of tomorrow: what to expect What are the major changes facing the key players in the warehouse sector ?**

Today platforms are no longer designed for a single activity or a single customer. Flexibility and upgradeability now guide design and construction of warehouses. The key players in the warehouse sector face several questions, and now is the time to take stock of the situation. To provide an answer to their questions, GSE has scheduled a conference during the SIMI trade show, focusing on the two following major issues: How have warehouses evolved in the recent years ? What changes can we expect in the future ?

**Michel Hugues, Managing Director of the GSE group, gives us a preview of the answers to come**

#### **How would you define “the standard warehouse of the present” ?**

Though it is always hard to define what the standards are, we can however identify several major characteristics common to today’s logistics platforms. Today, the average surface area of a building is between 30 and 40,000 m<sup>2</sup> for 10 meters height. The building is generally divided into 5 to 6,000-m<sup>2</sup> cells for fire protection, flexibility and multi-purpose use. “Cross-through” buildings with an entrance side and an exit side, with loading docks and maneuvering areas on both sides, are increasingly widespread. The warehouse most often remains located near major roads and population centers.

#### **How have logistics buildings evolved over the past 10 years ?**

More than the architecture, the real change lies in the grouping of warehouses into true logistics and activity zones. Today there are fewer and fewer isolated projects.

Fundamentally, the building itself has not changed. However there is now a clear recognition of the architectural aspect of the project. Warehouses have also improved with respect to polyvalence and safety, with more and better fire protection equipment. Construction times have considerably shortened due to better expertise and streamlined processes. Today, an average project requires 4-6 months as



compared to 8 months not that long ago. And there remains room for improvement. Standard construction time will be moving towards 4 months of construction work.

**With respect to logistics real estate, what changes can we identify for the future ?**

In terms of building size, average surface areas should be stabilising around 40,000 m<sup>2</sup> and height should increase to 12 or 13 m, which means more storage capacity. With respect to functionality, logistics platforms will remain highly polyvalent, divided into units that can be leased to one or several clients. With respect to warehouse architecture, combined considerations of ecology and economics will be increasingly integrated into the design and construction of logistics platforms, and this trend will most certainly intensify in the years to come. GSE has led the way in this improvement with the Optima concept based on 4 major points: respect for the environment, innovation, fast construction and investment and operating cost savings. GSE emphasises solutions which implement sustainable development at equivalent and even lower cost than classic designs, turning increasingly to mixed wood-concrete structures and the use of alternative energy sources.

Meet Michel Hugues,  
Managing Director of the GSE Group,  
during the conference on the subject of logistics real estate,  
organized by GSE during the SIMI 2006 Round Tables,  
on Thursday 30 November, 4:30 to 5:30.

Led by:  
Sandra Roumi, Information Manager, Expertise Logistique

Speakers:  
Jean-Claude Bossez, President, Afilog  
Marc Riot, General Manager, Keylog Ingénierie Systèmes

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**Note to the editor**

The GSE Group is specialized in turn-key delivery of build-to-suit buildings in the industrial, logistics and service sectors. Since being founded in 1976, GSE has become the benchmark for the General Contractor business, based on total provision of construction contracts (financial arrangements, land choice, technical studies, design and construction). Firmly based on a solid understanding of the client's needs, every GSE undertaking provides a strong commitment to deadline, cost and quality. With turnover of 457 million Euros in 2005, GSE continues to pursue the paths to growth. In 30 years, GSE has built millions of m<sup>2</sup> for clients such as Auchan, Alstom, Coca Cola, Danone, L'Oréal, Michelin, Rexel, Renault, Thales, Schneider, Aventis Pasteur, Castorama, La Poste and many others. The GSE group has a staff of 300 worldwide, in France, Belgium, Switzerland, Great Britain, Ireland, Germany, Italy, Spain, Portugal, Poland, Hungary, Ukraine, Romania, the United States, Mexico and China and has delivered a total of 12 million m<sup>2</sup> since its inception.